THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 210836591**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $749,000.00. Marianne Coleman Affiant Subscribed and sworn to before me, this 31st day of August, 2021. Jill L Swicegood Notary Public My Commission Expires: 7/9/22

JILL L. SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 715032 DEEDWARR
09/13/2021 03:28:30 PM 3 pgs
Fees: $18.00 Taxes: $2,771.30
20210913-0122547

WARRANTY DEED

Address New Owner: Annette Vannilam and Robin Vannilam 131B Woodmont Blvd Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 116-03-0H-002.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Thomas E. Sherrill and Prudence R. Sherrill, husband and wife** ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to **Annette Vannilam and Robin Vannilam, wife and husband**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee being Unit No. 1-B and the garage attached thereto, in Woodmont Close, a Horizontal Property Regime located at 131 Woodmont Blvd., Nashville, Davidson County, Tennessee, as described in a Master Deed and the plat attached thereto as recorded in Instrument No. 20050531-0060897, Register's Office for Davidson County, Tennessee, to which documents reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Woodmont Close, Condominium Units, contained in said Master Deed and By-Laws appended thereto, recorded in Instrument No.20050531-0060897, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein. Said condominium regime also comprises Lots 1, 2 and 3, Woodmont Close, recorded in Instrument No. 20040618-0072260.

Being the same property conveyed to Thomas E. Sherrill and Prudence R. Sherrill, husband and wife, by Warranty deed from Mark L. Griffin, married of record in Instrument No. 20190320-0025230 Register's Office for Davidson County, Tennessee, dated March 19, 2019 and recorded on March 20, 2019.

The execution of this instrument is affected by the signature of Katherine McGill as Attorney-in-Fact for Thomas E. Sherrill, which Power of Attorney is recorded in Instrument Number __202109130122545_, and also by the signature of Katherine McGill as Attorney-in-Fact for Prudence R. Sherrill, which Power of Attorney is recorded in Instrument Number —202109130122546—, both in said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2021, a lien not yet due and payable.

All matters shown on the Plan of record in Instrument 20040618-0072260, Register's Office for Davidson County, Tennessee.

All matters shown on the Plan attached as Exhibit "A" to the Master Deed for Woodmont Close of record in Instrument 20050531-0060897, Register's Office for Davidson County, Tennessee.
The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Woodmont Close of record in Instrument Number 20050531-0060897, Register's Office for Davidson County, Tennessee. By-Laws of Woodmont Close being attached to said Master Deed.
Stormwater Detention Agreement in Instrument 20040128-0010981, Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage in Book 3934, page 211, and Book 3946, page 949, Register's Office for Davidson County, Tennessee.

This is improved property located at 131B Woodmont Blvd Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 31st day of August, 2021.

Thomas E. Sherrill by Katherine McGill
as Attorney-in-fact

Prudence R. Sherrill by Katherine McGill
as Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Katherine McGill with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Thomas E. Sherrill and Prudence R. Sherrill and that she is authorized by Thomas E. Sherrill and Prudence R. Sherrill to execute this instrument on their behalf.

WITNESS my hand, at office, this 31st day of August, 2021.

Notary Public

My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 131623

CERTIFICATE OF AUTHENTICITY

I, Kimberly D. Hicks, do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 8/31/21.

Kimberly D Hicks
Affiant
Date: 9/9/21

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 9th day of September, 2021.

Notary Public

My Commission Expires: 3/25/23

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON